

April 17, 2007



Planning Department Newsletter



CITY COUNCIL TO MEET WITH PLANNING COMMISSION REGARDING COLLEGE HILL

On April 17, the City Council and Planning Commission will conduct a joint session to address the findings and recommendations of the College Hill neighborhood study report prepared by consultant Studio Cascade, Inc. This report was formally presented to the Council by Studio Cascade's principal planner Bill Grimes on April 3. As planning staff stated in its memorandum for the joint meeting, "The objective of this upcoming session is to start providing answers to the question: Where do we go from here?"

City staff will take part in the discussion by providing background information on topics raised in the report. Those topics include neighborhood planning, zoning, parking, housing, infrastructure, and law enforcement.

This joint meeting will take place at 7:30 p.m. in the City Hall Council Chambers. Interested parties may observe the proceedings either in person or on cable television channel 13.

A full copy of the College Hill study report is available at the city of Pullman website (<http://www.pullman-wa.gov/content/WYSIWYG/Planning/Col%20Hill%20Study%20Report%203-20-07.pdf>). Hard copies of the report are also available at Pullman City Hall, 325 SE Paradise Street; and Neill Public Library, 210 N. Grand Avenue.

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AFFORDABLE HOUSING FORUM CREATES AWARENESS

The Palouse Economic Development Council (PEDC) and Community Action Center (CAC) sponsored a seminar on affordable housing at the Gladish Community and Cultural Center on March 22. This forum, attended by approximately 70 people, involved a general assembly to open the evening followed by several breakout sessions.

Two professionals involved in the field of housing presented information at the plenary session. The first contributor was Chris Venne from Community Frameworks of Spokane. He spoke of the importance of affordable housing in maintaining a healthy economy. Next, Glen Crellin of the Washington Center for Real Estate Research provided statistics showing the extent of housing affordability challenges across the state.

The three breakout events featured “Land Development 101,” “Alternative Development Concepts,” and “Zoning and Land Use Options.” The four panelists at the session on zoning and land use were: Dave Yadon, Coeur d’Alene planning director; Mark Bordsen, Whitman County planner; Pete Dickinson, Pullman planning director; and Jim Weddell of Common Ground. A summary of their comments is provided in the following paragraphs.

Mr. Yadon presented PowerPoint slides to display various housing options allowed in the city of Coeur d’Alene. These options included reduced lot sizes, decreased building setbacks, and configuration of separate single family housing units on the same lot in a clustered pattern.

Mr. Bordsen said Whitman County has facilitated housing construction through its cluster residential development standards, and it is likely to offer additional housing opportunities by means of its proposed rural resi-

dential development ordinance. However, he said attainment of water rights is a major constraint to establishment of housing in the county.

Mr. Dickinson described the four principal methods the city of Pullman is employing to assist with affordable housing in the community: ensuring adequate residential land supply to limit real estate costs, allowing for high density to reduce the unit cost of housing, providing flexibility in housing type choices (such as manufactured homes, townhouses, and planned residential developments), and directly facilitating affordable housing through acquisition of grants and recruitment of developers.

Mr. Weddell promoted programs that could be established to aid in the construction of affordable residences. He stated that local jurisdictions should consider inclusionary zoning techniques wherein developers set aside a certain percentage of their housing units for low- to moderate-income persons based on a combination of incentives and mandatory provisions.

All those in attendance at this forum were grateful to PEDC and CAC for providing the opportunity to address local affordable housing issues. Continuing efforts in this regard by all participating agencies will help reduce housing costs in our community.



Manufactured homes are an affordable housing option allowed in any residential zone in Pullman.

PLANNING COMMISSION TO REVIEW CRITICAL AREAS ORDINANCE REVISIONS

The planning department hosted a public meeting on March 26 at Neill Public Library to solicit public comments on the city's critical areas ordinance and any appropriate amendments to this ordinance. Approximately 12 people attended the meeting. Participants offered several good suggestions for amending the regulations, and these suggestions are currently being researched by planning staff.

Critical areas ordinances are required of all local jurisdictions across the state in accordance with the provisions of the Washington State Growth Management Act (GMA). The GMA provides a schedule for Washington counties and their incorporated cities to update their critical

areas ordinances. According to this schedule, the city of Pullman is required to review and, if necessary, revise its critical areas ordinance by December 1, 2007.

The Planning Commission is scheduled to review draft revisions to the Pullman ordinance at 7:30 p.m. on May 23 in the City Hall Council Chambers. For those who were in attendance at the March 26 meeting, you will note that this is a change from the tentative schedule presented at that time. At its meeting of May 23, the Commission will accept oral and written comments from the public on the proposed critical areas ordinance amendments.





Pending Land Use Applications

Displayed below are land use applications submitted to the planning or public works department or city-generated proposals for planning provisions that require a public meeting, public notice, or site plan review in accordance with the city code.

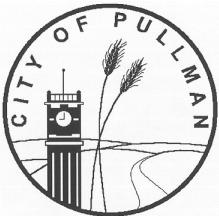
PROJECT	DESCRIPTION	LOCATION	STATUS
Zoning Code Text Amendments	draft revisions regarding Board of Adjustment hearing of nuisance appeals	citywide	PC hearing scheduled for 4/25
Critical Areas Ordinance Revisions	proposed amendments to city's ordinance regarding environmentally sensitive areas	citywide	PC hearing scheduled for 5/23
Brannan/Brelsford Annexation	annex 9.8 acres to the city	west of S. Grand Avenue/ Fairmount Drive intersection	CC hearing scheduled for 5/1
Hinrichs Annexation	annex 37 acres to the city	west of Sunnyside Park and north of Old Wawawai Road	staff reviewing legal description of property
Askins Annexation	annex 35 acres to the city	Johnson Road south of the Village Centre Cinemas	CC accepted annexation on 4/3; city awaiting petition from applicant
Fairbanks Zone Change (Z-07-1)	rezone 18.8 acres from C3 to R2	west of Palouse Highway and north of NW Clay Court	CC hearing scheduled for 4/17
Whispering Hills III Planned Residential Development	develop 72 single family homes on 19.9 acres in a planned development	south of SW Wawawai Road and west of SW Marcia Drive	staff reviewing application materials
Whispering Hills III Preliminary Plat	divide 44.3 acres into 117 lots and public streets in an R2 district	south of SW Wawawai Road and west of SW Marcia Drive	staff reviewing application materials
Bryant House Special Valuation	request for special property tax valuation for single family house rehabilitation	1005 NE Maple Street	staff reviewing revised application materials
Gunderson Garage Setback Variance (V-07-2)	build garage for single family house with rear setback of 5 feet rather than standard 10 feet	605 SE Spring Street	staff reviewing application materials; possible BOA hearing on 5/21
Wal-Mart Supercenter SEPA determination and site plan	develop 223,000-sq-ft store on a 28-acre site	south of SE Harvest Dr/Bishop Boulevard intersection	Superior Court judge denied PARD appeal on 10/18/06; PARD filed appeal with Court of Appeals on 11/27/06
University Park Apartments site plan (06-18)	develop 21 apartments on 23,656-sq-ft lot	680 NE Gray Lane	staff requested applicant to revise site plan
Crimson Village site plan (07-2)	develop mixed-use retail/residential buildings totaling 66,000 sq ft on 10.5-acre lot	1000 block of SE Bishop Boulevard	staff requested applicant to revise site plan
South Centre site plan (07-3)	construct 12,000-sq-ft commercial building on 1.3-acre parcel	1225 S. Grand Avenue	staff reviewing revised site plan

KEY TO ZONING DISTRICTS: R1 Single Family Residential; RT Residential Transitional; R2 Low Density Multi-Family Residential; R3 Medium Density Multi-Family Residential; R4 High Density Multi-Family Residential; C1 Neighborhood Commercial; C2 Central Business District; C3 General Commercial; I1 Light Industrial; I2 Heavy Industrial; IRP Industrial Research Park; WSU Washington State University



KEY TO ABBREVIATIONS: CC: City Council; PC: Planning Commission; BOA: Board of Adjustment; DOE: State Department of Ecology; LC: Landmarks Commission

NOTES: 1) If an applicant fails to act on a pending application for a period of six months, said application will be dropped from the above list.. 2) Numbers in parentheses are planning staff's internal file numbers. 3) Site plan review by city staff is generally conducted for proposed construction of developments other than single family homes, duplexes, or manufactured homes; it does not apply to most construction on the WSU campus.



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WE'RE ON THE WEB!

WWW.PULLMAN-WA.GOV
